Karen Johnson Davidson County
Batch# 1075472 DEEDQC
11/27/2023 03:03:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20231127-0091525

This instrument prepared by:
First American Title Insurance Company
4795 Regent Blvd
Irving, Texas 75063
(866)264-7799

File No.: **1254295LV**

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 25, october, 2023 by and between **SYTHA BOUTSISMOPHONE A WIDOWER**, party of the first part, and **SYTHA BOUTSISOMPHONE A WIDOWER, PHANOMPHONE BOUTSISOMPHONE AND NETNAPHA XOUMPHOPHAKDY HUSBAND AND WIFE**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim* and convey unto the party of the second part, the following described real estate, situated in the City of Nashville, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. * my right, title, and interest

Being the same property conveyed to the party of the first part by **QUITCLAIM DEED** Deed of record in: **02/28/01** Book NA, Page No. NA or Instrument No.: **20010228-0018819** in said Registor's office.

The property is improved with an address of: **516 S 14th St, Nashville, Tennessee 37206-3020**

X The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Sytha BOUTSISOMPHONE
SYTHA BOUTSISOMPHONE

STATE OF **Tennessee**

COUNTY OF Davidson

Personally appeared before me, Angie Seriana (name of notary public), Sytha Boutsiphone, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 25th, October, 2023.

Angie Seriana
Notary Public

My Commission Expires: October 20, 2026

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF ~~Tennessee~~ Texas

COUNTY OF Dallas

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $~~**280,000.00**~~ $10.00

Tiffany Dethoney
Affiant Tiffany Dethoney

Subscribed and sworn to before me this the 2nd day of November, 2023.

Elizabeth Ryan
Notary Public

My Commission Expires: 5-2-2026

ELIZABETH RYAN
Notary Public, State of Texas
Comm. Expires 05-02-2026
Notary ID 126165718

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
094-01-0-036.00

NAME AND ADDRESS OF A PROPERTY OWNER:
PHANOMPHONE BOUTSISOMPHONE
516 S 14th St
Nashville, TN 37206-3020

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
PHANOMPHONE BOUTSISOMPHONE
516 S 14th St
Nashville, TN 37206-3020

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 111 ON THE PLAN OF PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, AS OF RECORD IN PLAT BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE PROPERTY CONVEYED TO SYTHA BOUTSISMOPHONE AND WIFE, KAYSONNALY BOUTSISMOPHONE, BY DEED DATED 2/22/2001, OF RECORD IN BOOK 20010228 AT PAGE 0018819 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SYTHA BOUTSISMOPHONE AND WIFE, KAYSONNALY BOUTSISMOPHONE MARRIED. AT THE TIME OF THEIR MARRIAGE NEITHER WAS A PARTY TO ANOTHER MARRIAGE, THEIR MARRIAGE CONTINUED UNITERRUPTED UNTIL THE DEATH OF KAYSONALY BOUTSISOMPHONE IN DAVIDSON COUNTY, TENNESSEE ON 1/10/22. SYTHA BOUTSISMOPHONE CONVEYS AS SURVIVING TENANT BY THE ENTIRETY.

Tennessee Certification of Electronic Document

I, Tiffany DeHoney, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 25, 2023 (date of document).

Tiffany DeHoney

November 7, 2023
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 7th day of November, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 4.2.27

NOTARY'S SEAL

RACHEL SERACH
My Notary ID # 130177752
Expires April 2, 2027